

# Myrtle Creek Improvement District

12051 Corporate Boulevard Orlando, FL 32817; 407-723-5900

[www.myrtlecreekid.org](http://www.myrtlecreekid.org)

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The following is the proposed agenda for the Meeting of the Board of Supervisors for the Myrtle Creek Improvement District ("District"), scheduled to be held at **5:00 p.m. on Tuesday, June 25, 2019 at 6900 Tavistock Lakes Blvd, Suite 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

For those unable to attend in person, you may participate by telephone:

Phone: 1-866-398-2885

Participant Code: 275521

## BOARD OF SUPERVISORS' MEETING AGENDA

### Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the May 21, 2019 Board of Supervisors' Meeting**
- 2. **Consideration of Mr. Tubbs' Resignation Letter & Naming a Replacement Supervisor for Seat 3**

### Business Matters

- **Discussion Regarding Power Supply to Narcoossee and Lake Nona Boulevard Entrance Feature**
- 3. **Consideration of Resolution 2019-07, Re-Setting the Date, Time, and Location of the Public Hearing on the Proposed Budget for Fiscal Year 2020**
- 4. **Presentation of Preliminary Operations and Maintenance Methodology Report**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in May 2019 in an amount totaling \$65,838.61**
- 6. **Recommendation of Work Authorization/Proposed Services (*if applicable*)**
- 7. **Review of District's Financial Position and Budget to Actual YTD**

### Other Business

- A. Staff Reports
  - 1. District Counsel
  - 2. District Manager
  - 3. District Engineer
  - 4. Construction Supervisor
- B. Audience Comments, Supervisor Requests

### Adjournment



# **MYRTLE CREEK IMPROVEMENT DISTRICT**

**Minutes of the May 21, 2019  
Board of Supervisors' Meeting**

# **MYRTLE CREEK IMPROVEMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES**

## **FIRST ORDER OF BUSINESS**

The Board of Supervisors' Meeting for the Myrtle Creek Improvement District was called to order on Tuesday, May 21 2019 at 5:20 p.m. at 6900 Tavistock Lakes Blvd, Suite 200, Orlando, FL 32827. Board Members listed below constituted a quorum.

Jeff Macre	Chair	
Kam Shenai	Assistant Secretary	
Kyle Scholl	Assistant Secretary	
Bob da Silva	Vice-Chair	(via phone)

Also present were:

Lynne Mullins	PFM	
Jennifer Walden	PFM	
Tucker Mackie	Hopping Green & Sams	
Larry Kaufmann	Construction Supervisor	
Jeff Newton	Donald W. McIntosh Associates	
Scott Thacker	Construction Committee	
Steven Flint	Tavistock	
Scott Thacker	Tavistock	
Amanda Lane	PFM	(via phone)

## **SECOND ORDER OF BUSINESS**

### **Public Comment Period**

Ms. Walden noted for the record that there were no public comments at this time.

## **THIRD ORDER OF BUSINESS**

### **Consideration of the Minutes of the April 16, 2019 Board of Supervisors' Meeting**

Board Members reviewed the minutes from the April 16, 2019 Board of Supervisors' Meeting.

On Motion by Mr. Scholl, second by Mr. Shenai, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District approved the Minutes of the April 16, 2019 Board of Supervisors' Meeting.

## **FOURTH ORDER OF BUSINESS**

### **Consideration of the Minutes of the May 6, 2019 RFP**

**Meeting to Open Responses  
for Landscaping and Irrigation  
Maintenance Services**

Board Members reviewed the minutes from the May 6, 2019 RFP Meeting to Open Responses for landscaping and irrigation Maintenance Services.

On Motion by Mr. Macre, second by Mr. Scholl, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District approved the Minutes of the May 6, 2019 RFP Meeting to Open Responses for Landscaping and Irrigation Maintenance Services.

**FIFTH ORDER OF BUSINESS**

**Letter from Supervisor of  
Elections – Orange County**

Ms. Walden noted for the record that there are currently 2,182 registered voters living in the District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution  
2019-05, Election of Officers**

Ms. Walden explained that the current slate of officers is as follows; Mr. Macre as Chair, Mr. da Silva as Vice-Chair, Ms. Walden as Secretary, Ms. Mullins Mr. D. Tubbs, Mr. Scholl, and Mr. Shenai as Assistant Secretaries, Dr. Fishkind as Treasurer, and Ms. Glasgow as Assistant Treasure.

Ms. Walden recommended removing Dr. Fishkind from the Treasure position and putting Ms. Lane in place of Dr. Fishkind as the Treasure.

On Motion by Mr. Scholl, second by Mr. Macre, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District approved Resolution 2019-05, Election of Officers, as Follows; Mr. Jeff Macre as Chair, Mr. Bob da Silva as Vice-Chair, Ms. Jennifer Walden as Secretary, Ms. Lynne Mullins, Mr. Donald Tubbs, Mr. Kyle Scholl, and Mr. Kam Shenai as Assistant Secretaries, Ms. Amanda Lane as Treasurer, and Ms. Jennifer Glasgow as Assistant Treasure.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Conveyance  
of Performance Drive Phase 2**

- a) Special Warranty Deed from LNC to Myrtle Creek ID
- b) Special Warranty Deed from Myrtle Creek ID to City of Orlando
- c) Closing Statement

Ms. Mackie explained the conveyance of Performance Drive Phase 2. These are the documents relating to the acquisition of the right-of-way itself. The deeds are in the form that the Board has previously approved for other conveyances. The amount of the acquisition is for 2.276 acres at the appraised amount of \$217,930.00 per acre arrives at an acquisition dollar value of \$496,008.68.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Acquisition of Roadway, Stormwater and Utility Improvements for Performance Drive Phase 2**

- a) Bill of Sale**
- b) Letter from Lake Nona  
Land Company**

Ms. Mackie explained that the Developer would like the District to acquire the improvements for a dollar amount of \$1,864,123.56.

Ms. Mackie explained the Bill of Sale. There is significant documentation that is required pursuant to the acquisition agreement prior to the District accepting improvements. She explained those documents and that they have been confirmed and reviewed by staff.

Ms. Mackie requested a motion to approve and acquire the right-of-way for Performance Drive Phase 2 in a not to exceed amount of \$496,008.68.

On Motion by Mr. Scholl, second by Mr. Shenai, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District approved the acquisition of the right-of-way for Performance Drive Phase 2 in a not-to-exceed amount of \$496,008.68.

Ms. Mackie requested a motion to approve the acquisition of the improvements identified in the District's approved Engineer's Report and summarized in the Bill of Sale in an amount not-to-exceed \$1,864,123.56

On Motion by Mr. Shenai, second by Mr. Scholl, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District approve the acquisition of the improvements identified in the District's approved Engineer's Report and summarized in the Bill of Sale in an amount not-to-exceed \$1,864,123.56.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of District Website Agreement-Tabled**

Ms. Walden asked the Board to table this item until the next meeting.

## **TENTH ORDER OF BUSINESS**

### **Consideration of ADA Auditing Services Agreement- Tabled**

Ms. Walden asked the Board to table this item until the next meeting.

## **ELEVENTH ORDER OF BUSINESS**

### **Consideration of Award of Landscape and Irrigation Maintenance Services- Lake Nona Central – Boulevard and Roadways**

Mr. Thacker reviewed the recommended ranking by the Construction Committee. He noted that one of the bidders, HHLC was awarded zero points. Based on the bid received it was incomplete. They did not provide the information necessary to evaluate their ability to perform the scope of work. The Construction Committee deemed their proposal non-responsive.

In both sections and in the combined Cepra came out with the highest amount of points. It is the Construction Committee's recommendation that the bid be awarded to Cepra.

Mr. da Silva asked the cost difference. The District is currently paying \$182,000.00 for section 1 and it will be increased to \$205,000.00. The District is currently paying \$37,956.00 for section 2 and that is actually decreasing. Ms. Walden noted that section 1 is an increase of \$23,166.00.

Mr. da Silva asked if the District should have awarded some points to HHLC. Mr. Thacker reviewed the information that they provided and noted that they did not even meet the minimum requirements in numerous categories for staff to even provide an analysis. Ms. Mackie stated that staff is recommending that HHLC be deemed non responsive so they are technically not being ranked at all. HHLC left out their narrative description, did not provide resumes, did not provide their proposed level of staffing in a narrative description, no certificate of insurance, no references and that was the basis for determining that the construction committee did not have enough information.

Ms. Mackie noted that Helping Hands Lawn Care reached out when they saw the bid materials included within the agenda package challenging the fact that they were being deemed non responsive to the bid. Staff feels confident in the Construction Committee's recommendation. The District might receive a protest and the alternative is as likely in the event that the board were to rank HHLC that another bidder would feel that they had a competitive advantage by not having to submit anything but a price and the Board would consider it anyway.

On Motion by Mr. Shenai, second by Mr. Scholl, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District adopted the rankings provided by the Construction Committee for the Landscape and Irrigation Maintenance Services – Lake Nona Central – Boulevard as Cepra ranked as #1, Down to Earth ranked as #2, BrightView ranked as #3, Carol King ranked as #4, Omega Scapes as #5 and Helping Hand Lawn Care deemed non-responsive and authorized District staff to send out the notice of award letters.

## **TWELFTH ORDER OF BUSINESS**

### **Review of Budget to Actuals for FY 2017, FY 2019, and FY 2019**

Ms. Walden stated that this was requested by the Board at the last meeting. The Board reviewed the budget to actuals. No action is required.

## **THIRTEENTH ORDER OF BUSINESS**

### **Resolution                      2019-06, Approving a Preliminary Budget for Fiscal Year 2020 and Setting a Public Hearing Date**

Ms. Walden stated that today the Board needs to approve a preliminary budget and it must be done prior to June 15, 2019. The Board can move line items around between now and that public hearing date but the Board cannot increase the overall budget after today. District staff is recommending August 19, 2019 for the public hearing. District staff has reached out to the Lake Nona Lake House and they approved the August 20, 2019 date for the other Districts. District staff will have to check on the availability for August 19, 2019.

District staff is requesting an increase in the budget to that brings total expenditures to \$1,002,670.70. Mr. Shenai asked about the assessment increase. Ms. Mackie explained that there will be an increase but it may not be as much as if the District stuck with the ERU methodology that they had in the prior fiscal year based on the more intensive development in the Performance Drive and Wellspring Drive area. Staff will be working to develop the revised Methodology and present it to the Board at the June meeting.

Ms. Walden reminded the Board that a few years ago the Board decided to use what was in the money market reserve account to offset some of those assessments to avoid taking the increase then and the money market reserve will be depleted this year and that also factors into the budget increase and increase in assessments.

On Motion by Mr. Shenai, second by Mr. Macre, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District approved Resolution 2019-06, Approving a Preliminary Budget for Fiscal Year 2020 and Setting the Public Hearing Date for Monday August 19, 2019 at 5:00 p.m. at the Lake Nona Lake House, 13623 Sachs Avenue, Orlando, FL 32827.

## **FOURTEENTH ORDER OF BUSINESS**

### **Ratification of Requisition Nos. 526 – 529 Approved in April in an amount totaling \$560.82**

Board Members reviewed the Requisition Nos. 526 – 529 Approved in April in an amount totaling \$560.82. Ms. Walden noted that these have already been approved and paid and just needs to be ratified by the Board.

On Motion by Mr. Macre, second by Mr. Scholl, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District ratified Requisition Nos. 526 – 529 Approved in April in an amount totaling \$560.82.

#### **FIFTEENTH ORDER OF BUSINESS**

#### **Ratification of Operation and Maintenance Expenditures Paid in April 2019 in an amount totaling \$71,453.87**

Board Members reviewed the Operation and Maintenance Expenditures paid in April 2019 in an amount totaling \$71,453.87. Ms. Walden noted that these have already been approved and paid and just needs to be ratified by the Board.

On Motion by Mr. Macre, second by Mr. Scholl, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in April 2019 in an amount totaling \$71,453.87.

#### **SIXTEENTH ORDER OF BUSINESS**

#### **Recommended Work Authorization/Proposed Services**

Mr. Kaufmann presented a work authorization to the Board from Kittleson & Associates for a traffic study at the intersection of Lake Nona Boulevard and Performance Drive in an amount totaling \$19,000.00.

This proposal was approved by the District already under the Construction Supervisor's authority to approve change orders up to \$20,000.00. The District Manager executed it on behalf of the District so it is coming back to the Board for ratification.

On Motion by Mr. Macre, second by Mr. Scholl, with all in favor, the Board of Supervisors of the Myrtle Creek Improvement District ratified the Work Authorization proposed for Performance Drive Phase 3 totaling \$19,000.00 to Kittleson & Associates.



## **SEVENTEENTH ORDER OF BUSINESS**

### **Review of District's Financial Position and Budget to Actual YTD**

Ms. Walden presented the District's financial statements to the Board. No action is required by the Board. Ms. Walden noted that District staff is continuing to keep an eye on the cash flow and expenses.

## **EIGHTEENTH ORDER OF BUSINESS**

### **Staff Reports**

**District Counsel –** No Report

**District Manager –** Ms. Walden noted that the next meeting is Tuesday June 18, 2019. The landscaping expenses on Gateway road is supposed to be split between Boggy Creek and Myrtle. District staff found out that was not being done and have rectified the situation. Myrtle has paid their portion back to Boggy and that is brought out in the budget.

**District Engineer –** Mr. Newton stated that the Board should start seeing activity in Performance Drive Phase 3. Jr. Davis should be able to start construction of that road next month.

**Construction Supervisor –** Mr. Kaufmann stated that at the last Board meeting he presented a proposal to do trail repair and it has been a struggle getting a hold of the proposer. He requested that the Board authorize the Construction Committee to investigate Felix to ask them for a cost to do the spot repairs.

Mr. Macre asked Mr. Kaufmann to get a proposal from Jr. Davis since they are going to be doing Performance Drive and relocating part of the trail as part of their MOT. Mr. Kaufmann stated that they could but it would delay doing any repairs for another 6-8 months. Mr. da Silva recommended that they not give up on the original proposer because Felix and Jr. Davis will not be as competitive.

**Irrigation Specialist -** No Report

## **NINETEENTH ORDER OF BUSINESS**

### **Supervisor Requests, Audience Comments & Adjournment**

Mr. Macre sent District staff a photo of the semi-truck parked on the trail. Mr. da Silva stated that it was not authorized activity. The truck driver arrived during the night when no one was on site and decided it was a good idea to park there and he was reprimanded the next day. There was no other business to discuss. Ms. Walden requested a motion to adjourn.

On Motion by Mr. Macre second by Mr. Scholl, with all in favor, the May 21, 2019 Meeting of the Board of Supervisors of the Myrtle Creek Improvement District was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **MYRTLE CREEK IMPROVEMENT DISTRICT**

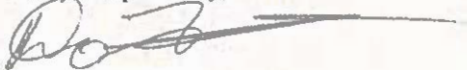
## **Mr. Tubbs' Resignation Letter**

June 18, 2019

To All Concern,

I, Donald M. Tubbs, is resigning my position on the Myrtle Creek Improvement District board due to moving out of the area. Thank you.

Very Respectfully,

A handwritten signature in dark ink, appearing to read 'D. Tubbs', followed by a long horizontal flourish line.

Donald M. Tubbs

# **MYRTLE CREEK IMPROVEMENT DISTRICT**

**Resolution 2019-07,  
Re-Setting the Date, Time and Location  
of the Public Hearing on the Proposed  
Budget for Fiscal Year 2020**

## **RESOLUTION 2019-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MYRTLE CREEK IMPROVEMENT DISTRICT AMENDING RESOLUTION 2019-06 TO RE-SET THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Myrtle Creek Improvement District (“District”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, on May 21, 2019, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2019-06, approving the proposed budget for Fiscal Year 2019/2020 and setting a public hearing on the proposed budget for August 19, 2019 at 5:00 p.m. at the Lake Nona Lakehouse, 13623 Sachs Avenue, Orlando, Florida 32827; and

**WHEREAS**, due to the unavailability of the meeting location on the proposed date, the Board rescheduled the date of the public hearing to August 22, 2019 at 5:00 p.m. at Lake Nona Lakehouse, 13623 Sachs Avenue, Orlando, Florida 32827, and the District Manager has caused the notice of the public hearing, with the new date to be published in a newspaper of general circulation in Orange County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*.

**WHEREAS**, the Board desires to ratify the District Manager’s action in re-setting the public hearing.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MYRTLE CREEK IMPROVEMENT DISTRICT:**

**SECTION 1. PUBLIC HEARING DATE, TIME AND LOCATION.** The District Manager’s actions in re-setting the public hearing are hereby ratified. Resolution 2019-06 is hereby amended to reflect that the public hearing as declared in Resolution 2019-06 is reset to:

August 22, 2019  
5:00 p.m.  
Lake Nona Lakehouse  
13623 Sachs Avenue  
Orlando, Florida 32827

The District Manager shall send a copy of this Resolution to the City of Orlando and Orange County upon adoption.

**SECTION 2. RESOLUTION 2019-06 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2019-06 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 25th day of June, 2019.

ATTEST:

**MYRTLE CREEK IMPROVEMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# **MYRTLE CREEK IMPROVEMENT DISTRICT**

## **Preliminary Operations and Maintenance Methodology Report**





# **OPERATION & MAINTENANCE EXPENSE ASSESSMENT METHODOLOGY REPORT FOR MYRTLE CREEK IMPROVEMENT DISTRICT**

## **FISCAL YEAR 2019-2020**

**June 2019**

**Prepared for:**

**Members of the Board of Supervisors,  
Myrtle Creek Improvement District**

**Prepared on June 11, 2019**

**PFM Financial Advisors LLC  
12051 Corporate Boulevard  
Orlando, FL 32817**



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**OPERATION & MAINTENANCE EXPENSE ASSESSMENT  
METHODOLOGY REPORT FOR  
MYRTLE CREEK IMPROVEMENT DISTRICT  
FISCAL YEAR 2019-2020**

**June 11, 2019**

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**1.0 Introduction**

**1.1 Purpose**

The Myrtle Creek Improvement District ("Myrtle Creek" or "District" or "Myrtle Creek ID") was established in 2001. The District encompasses approximately 732 acres within the City of Orlando. The District has installed its capital improvement plan ("CIP") for the development planned within the District. The District currently funds Operation and Maintenance ("O&M") of its existing capital improvements. These O&M expenses are funded via the collection of an annual non-ad valorem special assessment. As the District's O&M responsibilities vary over time, the District's O&M expenses will vary to meet the District's needs.

This Operation and Maintenance Expense Assessment Methodology Report ("O&M Methodology Report") provides a methodology to allocate the annual O&M expenses among the residential, non-residential development and vacant acres within the District that receive a special benefit from the CIP installed within the District.

The methodology described here allocates the District's annual O&M expenses to properties based upon the benefits each receives from the infrastructure program. This report is designed to conform to the requirements of Chapters 190 and 170, F.S. with respect to special assessments and is consistent with PFM Financial Advisors LLC ("PFM FA" or "Assessment Consultant") understanding of Florida state statutes and the case law on this subject.



## **1.2 Background**

The Board of Supervisors ("Board") of the District previously approved Resolution 2019-06 on May 21, 2019 which included the Myrtle Creek Community Development District Proposed Budget for Fiscal Year 2020 ("2019-2020 O&M Budget").

The District currently funds O&M of its existing infrastructure. These O&M expenses are funded via the collection of an annual non-ad valorem special assessment. As the District's operation and maintenance responsibilities vary over time, the O&M expenses will vary to meet the District's needs.

## **1.3 Purpose**

The lands within the District have undergone substantial development since 2001. It is appropriate for the District to refine the methodology for both its current O&M operations associated with its existing infrastructure as well as outline the methodology regarding O&M expenses associated with the forecasted development within the District. This O&M Methodology Report is associated with the 2019-2020 Budget.

This O&M Methodology Report contains the recommended O&M assessment methodology ("O&M Methodology") to be used for allocating the District's Fiscal Year 2019-2020 O&M Budget, also, for the allocation of O&M assessments in future years. Table 1 summarizes the 2019-2020 O&M Budget on a net basis as well as on a gross basis. The estimated gross assessment is based on the 2019-2020 O&M Budget, and it includes a 4% gross up for an allowance for early payment of assessments.



**Table 1. Myrtle Creek Fiscal Year 2019-2020 O&M Budget**

<b>General &amp; Administrative</b>	<b>\$ 138,700.00</b>
Legislative	\$ 12,000.00
Financial & Administrative	\$ 126,700.00
 <b>Field Operations</b>	 <b>\$ 863,970.70</b>
Electric Utility Services	\$ 1,500.00
Water-Sewer Combination Services	\$ 25,000.00
Stormwater Control	\$ 10,160.00
Other Physical Environment	\$ 571,890.48
Wellspring Blvd./Performance Drive Expenses	\$ 5,000.00
Interchange Maintenance Expenses	\$ 112,893.55
New Operational Field Expenses	\$ 80,000.00
Road & Street Facilities	\$ 25,000.00
Parks & Recreation	\$ 20,000.00
Reserves	\$ 12,526.67
 <b>Less</b>	
Developer Contribution	\$ 47,956.00
Interest Income	\$ 8,000.00
 <b>TOTAL (O&amp;M on Roll)</b>	 <b>\$ 946,714.70</b>
<b>GROSS (O&amp;M on Roll)</b>	<b>\$ 986,161.15</b>

Source: Myrtle Creek ID Proposed Budget for Fiscal Year 2020

#### **1.4 Requirements of a Valid Assessment Methodology**

In PFM FA's experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Our research suggests that only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.



## **2.0 Assessment Methodology**

### **2.1 Overview**

The assessment methodology is a process by which the District will allocate the costs associated with its O&M activities to properties in the District benefiting from the improvements. The allocation is based upon the benefits that each property receives.

### **2.2 Allocation of Annual O&M Budget**

The District has previously issued special assessment bonds to fund a portion of its CIP. As most of the District's annual O&M expenses relate to the O&M of capital improvements funded through the issuance of special assessment bonds, it is appropriate to use the equivalent residential unit ("ERU") values assigned to land uses for purposes of allocating bond debt service assessments for capital improvements. These ERU units have been approved by the Board as representative of the proportionate benefit conferred on properties due to the implementation of the District's CIP. The ERU values assigned to properties within the District are found in Table 2. The ERU values shown in Table 2 have also been used by the District as the basis for allocating annual O&M expenses. This structure has served the District well and is reasonable to continue the use of these ERU values as the foundation for the allocation of O&M expenses amongst the District's property owners. As shown in Table 2, the District includes or is forecast to include the following land uses and associated ERU values.

It's important to note that the District is still in the development process, and includes vacant developable acres, and the District has yet to finalize its full set of land uses, especially as it relates to the non-residential development within the District. Each developable vacant acre at this time is given an ERU value of 1.0.



**Table 2. Myrtle Creek Existing and Forecast Land Uses and ERU Values**

<b>Residential</b>	<b>Units</b>	<b>ERU Value/Unit</b>	<b>ERUs</b>
SF - Medium	352	1.00	352.0
SF - Large	284	1.07	303.9
SF - Estate Homes	144	1.73	249.1
Duplex	392	0.85	333.2
Townhome	258	0.85	219.3
Multi-Family (apts)	278	0.31	86.2
<b>Subtotal</b>			<b>1,543.7</b>
<b>Non-Residential</b>	<b>Units - SQFT</b>	<b>ERU Value/Unit</b>	<b>ERUs</b>
Tennis Courts (units)	102	0.450	45.9
Training, Admin, Dorm Structures	128,064	0.00065	83.2
USTA Stadium (seats)	0	0.00450	0.0
USTAFL Facility	9,654	0.00038	3.7
USPTA Facility	9,330	0.00038	3.5
Corporate Training Rooms	0	0.250	0.0
Hotel Rooms	0	0.400	0.0
Village Walk @ Lake Nona	4,410	0.00100	4.4
<b>Subtotal</b>			<b>140.8</b>
<b>Non-Residential</b>	<b>Acreage</b>	<b>ERU Value/Unit</b>	<b>ERUs</b>
Lake Nona Land Co LLC	99.0	1.00	99.0
Adventist Health System/Sunbelt Inc.	6.5	1.00	6.5
Lake Nona Land Co LLC	127.1	1.00	127.1
Lake Nona Land Co LLC	0.2	1.00	0.2
Adventist Health System/Sunbelt Inc.	8.4	1.00	8.4
Lake Nona Land Co LLC	11.3	1.00	11.3
KPMG	54.9	1.00	54.9
Lake Nona Land Co LLC	2.8	1.00	2.8
Lake Nona Land Co LLC	20.9	1.00	20.9
USTA	5.0	1.00	5.0
<b>Subtotal</b>			<b>336.1</b>
<b>TOTAL</b>			<b>2,020.6</b>

Source: Myrtle Creek ID and Tavistock Development Company

With respect to O&M activities, it is reasonable that each unit receives a benefit from the community-wide O&M activities. As a result, the annual O&M budget is allocated on an ERU basis. Table 3 summarizes the allocation of the 2019-2020 O&M Budget in total and on an ERU basis.



**Table 3. Summary of Annual O&M Assessments – Fiscal Year 2019-2020**

<u>Parcel ID</u>	<u>Residential Product Type</u>	<u>Unit Count</u>	<u>ERU Value/ Unit</u>	<u>Total ERU's</u>	<u>O&amp;M per Category in Gross Assessments</u>	<u>Gross O&amp;M per Unit (FY19-20)</u>
Individual Parcel	SF - Medium	352	1.00	352.0	\$171,797	\$488.06
IDs will be provided for each residential unit as available in the Property Appraiser data	SF - Large	284	1.07	303.9	\$148,312	\$522.22
	SF - Estate Homes	144	1.73	249.1	\$121,585	\$844.34
	Duplex	392	0.85	333.2	\$162,621	\$414.85
	Townhome	258	0.85	219.3	\$107,031	\$414.85
	Multi-Family (apts)	278	0.31	86.2	\$42,061	\$151.30
	<b>Subtotal</b>			<b>1,543.7</b>	<b>\$753,408</b>	

<u>Parcel ID</u>	<u>Nonresidential</u>	<u>SQFT or Units</u>			<u>O&amp;M per Category in Gross Assessments</u>	<u>Gross O&amp;M per Unit (FY19-20)</u>
302414496401000	Tennis Courts (units)	102	0.450	45.9	\$22,402	\$488.06
302414496401000	Training, Admin, Dorm Structures	128,064	0.00065	83.2	\$40,627	\$488.06
302414496401000	USTA Stadium (seats)	0	0.00450	0.0	\$0	\$0.00
302414496501001	USTAFL Facility	9,654	0.00038	3.7	\$1,790	\$488.06
302414496501002	USPTA Facility	9,330	0.00038	3.5	\$1,730	\$488.06
302413497101000	Corporate Training Rooms	0	0.250	0.0	\$0	\$0.00
TBD	Hotel Rooms	0	0.400	0.0	\$0	\$0.00
302413833601000	Village Walk @ Lake Nona	4,410	0.00100	4.4	\$2,152	\$488.06
	<b>Subtotal</b>			<b>140.8</b>	<b>\$68,702</b>	

<u>Parcel ID</u>	<u>Nonresidential</u>	<u>Acreage</u>			<u>O&amp;M per Category in Gross Assessments</u>	<u>Gross O&amp;M per Unit (FY19-20)</u>
302413000000002	Lake Nona Land Co LLC	99.0	1.00	99.0	\$48,318	\$488.06
302413493501000	Adventist Health System/Sunbelt Inc.	6.5	1.00	6.5	\$3,192	\$488.06
302424000000003	Lake Nona Land Co LLC	127.1	1.00	127.1	\$62,018	\$488.06
312418000000006	Lake Nona Land Co LLC	0.2	1.00	0.2	\$98	\$488.06
312418468901000	Adventist Health System/Sunbelt Inc.	8.4	1.00	8.4	\$4,109	\$488.06
302424493902000	Lake Nona Land Co LLC	11.3	1.00	11.3	\$5,520	\$488.06
302413497101000	KPMG	54.9	1.00	54.9	\$26,794	\$488.06
302414496502000	Lake Nona Land Co LLC	2.8	1.00	2.8	\$1,381	\$488.06
302414496504000	Lake Nona Land Co LLC	20.9	1.00	20.9	\$10,181	\$488.06
302414496401000	USTA	5.0	1.00	5.0	\$2,440	\$488.06
	<b>Subtotal</b>			<b>336.1</b>	<b>\$164,051</b>	
	<b>TOTAL</b>			<b>2,020.6</b>	<b>\$986,161</b>	

Source: Myrtle Creek ID

**THIS IS NOT A BILL – DO NOT PAY**

\_\_\_\_\_, 2019

**VIA FIRST CLASS MAIL**

XXX

XXX

XXX

XXX [PARCEL ID]

RE: Myrtle Creek Improvement District  
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

On behalf of the Board of Supervisors (“**Board**”) of the Myrtle Creek Improvement District (“**District**”)<sup>1</sup>, I am writing to provide you with notice regarding that the District’s Board will hold two (2) public hearings during its August regular meeting in connection with the District’s budget process for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”).

As described in more detail below, the District is presently undertaking its budget and assessment process for Fiscal Year 2019/2020. For the upcoming year, the District anticipates an increase in operations and maintenance assessments (“**O&M Assessments**”) in the amounts indicated in **Attachment A** to fund the budget. The items funded by the O&M Assessments are intended to help keep the development at its existing high standards. Please also note that, generally stated, this increase is not entirely the result of increased expenditures for Fiscal Year 2019/2020 that would overall result in an increased budget. Rather, in prior years the District had excess funds in its general account that it applied to cover the costs of various budget items and thus, it was able to assess landowners at a lower amount to cover those expenditures. The District does not anticipate having excess funds at the end of the current fiscal year and, as a result, it is necessary to increase your O&M Assessments. If you would like to provide feedback on the District’s proposed budget (“**Proposed Budget**”), there are two public hearings and a regular meeting scheduled set forth below at which you may appear and comment. Alternatively, you can contact the District Manager’s Office at the address provided herein.

**Public Hearings and Regular Meeting**

Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the District will be holding two public hearings and a Board meeting for the purpose of adopting the District’s Proposed Budget for the Fiscal Year 2019/2020 and levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2019/2020 in accordance with the proposed Operations and Maintenance Assessment Methodology, on August 22, 2019, at 5:00 p.m. at the Laureate Park Lakehouse, 13623 Sachs Avenue, Orlando, Florida 32827. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Attachment A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, the proposed Operations and Maintenance Assessment Methodology and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting 12051 Corporate

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<sup>1</sup> As you may know, the District is a local unit of special-purpose government established under Chapter 190, *Florida Statutes*. The District provides certain types of infrastructure and services for your community, including the property identified above (“**Property**”). You are receiving this notice because Orange County records indicate that you are the owner of the Property, which is located within the District.



Boulevard, Orlando, Florida 32817, (407) 352-3256 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

Jennifer Walden  
District Manager

**Attachment A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than \$\_\_\_\_\_ in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit ("ERU") basis for property included within an approved Specific Parcel Master Plan. Your property is classified as a \_\_\_\_\_

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Undeveloped Land			

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount

5. **Collection.** By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2019/2020, the District intends to directly collect the assessments imposed on the benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN A LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

# **MYRTLE CREEK IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditures Paid in  
May 2019 in an amount totaling \$65,838.61**

# MYRTLE CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817

PHONE: (407) 382-3256 • FAX: (407) 382-3254

## **Operation and Maintenance Expenditures For Board Approval**

Attached please find the check register listing Operations and Maintenance expenditures paid from May 1, 2019 through May 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$65,838.61**

Approval of Expenditures:

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\_\_\_\_ Chairman

\_\_\_\_ Vice Chairman

\_\_\_\_ Assistant Secretary

6/7/19  
12:47:01 PM

**Myrtle Creek Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 5/1/2019 to 5/31/2019

Page: 1

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
3521	05/21/19	P	AWC	Aquatic Weed Control, Inc.	\$325.00
3522	05/21/19	P	DONMC	Donald W. McIntosh Associates	\$3,060.00
3523	05/21/19	P	FAC	Fire Ant Control	\$1,405.00
3524	05/21/19	P	FISH	Fishkind & Associates, Inc.	\$41.59
3525	05/21/19	P	FMULCH	Florida Mulch	\$7,200.20
3526	05/21/19	P	HGS	Hopping Green & Sams	\$2,112.99
3527	05/21/19	P	MLM	Michael's Lighting & Electric	\$81.25
3528	05/21/19	P	ORLSEN	Orlando Sentinel	\$196.25
3529	05/21/19	P	PFMGC	PFM Group Consulting	\$6,666.66
3530	05/21/19	P	TRUSTE	US Bank as Trustee for Myrtle	<del>\$29,184.07</del>
3531	05/21/19	P	BVLS	BrightView Landscape Services	\$17,822.13
3531	05/21/19	V 5/21/19	BVLS	BrightView Landscape Services	(\$17,822.13)
3532	05/21/19	P	VENTUR	VenturesIn.com	\$105.00
3533	05/21/19	P	BVLS	BrightView Landscape Services	\$17,822.13
3534	05/24/19	P	BVLS	BrightView Landscape Services	\$617.00
3535	05/24/19	P	DONMC	Donald W. McIntosh Associates	\$6,272.00
3536	05/24/19	P	GAI	Gai Consultants	\$7,970.50
3537	05/28/19	P	BERMAN	Berman Construction	\$5,000.00
3538	05/28/19	P	JMACRE	Jeff Macre	\$200.00
3539	05/28/19	P	KSHENA	Kamalakar Shenai	\$200.00
3540	05/28/19	P	KSCHOL	Kyle Scholl	\$200.00
3541	05/28/19	P	LDASIL	Lionel R. Dasilva	\$200.00
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$88,859.64</b>
<b>GRAND TOTAL :</b>					<b>\$88,859.64</b>

Debt service

DS  
BCID  
OUC

## Amanda Lane

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**From:** Amanda Lane  
**Sent:** Wednesday, May 15, 2019 1:51 PM  
**To:** Larry Kaufmann; Damon Ventura; AccountsPayable  
**Cc:** Diana Garcia; Lisa Toney (ltoney@dwma.com)  
**Subject:** RE: Myrtle Creek - FR #24  
**Attachments:** MCID FR #024.pdf

EXTERNAL EMAIL: Use care with links and attachments.

Funding Request #24 is approved for processing.

KDS

Kaufmann Development Services, LLC  
Larry Kaufmann, PE  
(407) 448-6592  
[LKaufmann@tavistock.com](mailto:LKaufmann@tavistock.com)

**From:** Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)>  
**Sent:** Wednesday, April 17, 2019 6:14 PM  
**To:** Damon Ventura <[dventura@tavistock.com](mailto:dventura@tavistock.com)>; AccountsPayable <[accountspayable@tavistock.com](mailto:accountspayable@tavistock.com)>  
**Cc:** Larry Kaufmann <[lkaufmann@tavistock.com](mailto:lkaufmann@tavistock.com)>  
**Subject:** Myrtle Creek - FR #24

### EXTERNAL E-MAIL

---

Please see attached for Myrtle Creek FR #24 for \$14,859.50.

Amanda Lane  
Assistant Chief District Accountant  
PFM Group Consulting LLC  
407.723.5900 – main number // 407.723.5901 – fax  
844.736.4233 // 844.PFM.4CDD  
12051 Corporate Blvd. | Orlando, FL 32817  
[LaneA@pfm.com](mailto:LaneA@pfm.com)

Please note my new email address and phone number, effective March 7, 2019

## MYRTLE CREEK IMPROVEMENT DISTRICT

### Funding Request #024

4/17/2019

Item No.	Payee	Invoice Number	General Fund
1	<b>BrightView Landscape Services</b>		
	Wellspring Drive - Clock B Repairs	6271552	\$ 211.00
	Wellspring Drive - Clock A Repairs	6272686	\$ 406.00
2	<b>Donald W McIntosh Associates</b>		
	Wellspring Drive & Performance Drive Engineering Services Through 02/22/2019	36366	\$ 3,122.50
	Performance Drive Ph 3 Engineering Services Through 02/22/2019	36374	\$ 3,149.50
3	<b>Gai Consultants</b>		
	Performance Drive Phase 3 Services Through 10/13/2018	2130732	\$ 1,770.50
	Performance Drive Phase 3 Services Through 03/16/2019	2136594	\$ 6,200.00
TOTAL			\$ 14,859.50

## MYRTLE CREEK IMPROVEMENT DISTRICT

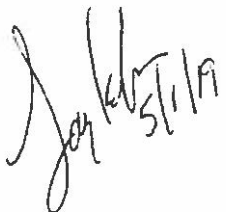
Payment Authorization #392

4/26/2019

Item No.	Payee	Invoice Number	General Fund
1	Orlando Sentinel Legal Advertising (Ad 6204697 : reference OSC5682110)	005682110000	\$ 196.25
2	PFM Group Consulting DM Fee: April 2019	DM-04-2019-0038	\$ 3,333.33
TOTAL			\$ 3,529.58

  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

  
5/1/19

RECEIVED MAY 3 1 2019

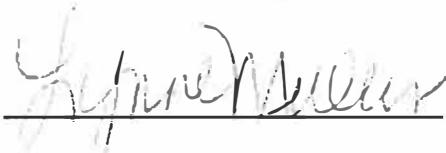


## MYRTLE CREEK IMPROVEMENT DISTRICT

### Payment Authorization #393

5/3/2019

Item No.	Payee	Invoice Number	General Fund
1	Aquatic Weed Control May Waterway Service	35775	\$ 325.00
2	Donald W McIntosh Associates Engineering Services Through 03/22/2019	36472	\$ 726.00
3	Florida Mulch Mulch Installation	105652	\$ 7,200.20
4	Michael's Lighting & Electric Night Lighting Check on 04/30/2019	8991	\$ 8125
5	VenturesIn.com May Application Hosting	44522	\$ 105.00
TOTAL			\$ 8,437.45



Secretary/Assistant Secretary



Chairperson

for kb  
5/4/19

RECEIVED MAY 14 2019

## MYRTLE CREEK IMPROVEMENT DISTRICT

Payment Authorization #394

5/10/2019

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District April ICM Expenses <i>pd online 5/20/19</i>	ICM2019-07	\$ 2,283.11
2	BrightView Landscape Services May Landscape Maintenance	6299177	\$ 15,207.00
	Controller #6 Repairs	6300205	\$ 871.71
	Controller #7 Repairs	6300206	\$ 871.71
	Controller #3 Repairs	6300207	\$ 871.71
3	Fire Ant Control Fire Ant Control	8022	\$ 1,405.00
4	Hopping Green & Sams General Counsel Through 03/31/2019	107160	\$ 2,112.99
5	OUC <i>pd online 5/17/19</i> Acct: 4782400001 ; Service 04/02/2019 - 05/02/2019	--	\$ 3,879.93
TOTAL			\$ 27,503.16

  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

*5/10/19*

RECEIVED MAY 11 2019

## MYRTLE CREEK IMPROVEMENT DISTRICT

### Payment Authorization #395

5/17/2019

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 04/19/2019	36585	\$ 2,334.00
2	Fishkind & Associates Reimbursables	24490	\$ 41.59
3	PFM Group Consulting DM Fee: May 2019	DM-05-2019-0038	\$ 3,333.33
TOTAL			\$ 5,708.92

  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

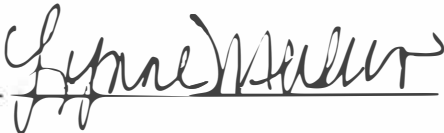
  
RECEIVED MAY 17 2019

## MYRTLE CREEK IMPROVEMENT DISTRICT

Payment Authorization #396

5/24/2019

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> Stone & Monument Sign Pressure Washing	4873	\$ 5,000.00
2	<b>Supervisor Fees - 05/21/2019 Meeting</b>		
	Jeff Macre	--	\$ 200.00
	Kam Shenai	--	\$ 200.00
	Kyle Scholl	--	\$ 200.00
	Bob daSilva	--	\$ 200.00
TOTAL			\$ 5,800.00



Secretary/Assistant Secretary

Chairperson

Jay  
5/26/19

RECEIVED MAY 28 2019

# **MYRTLE CREEK IMPROVEMENT DISTRICT**

**Recommendation of  
Work Authorizations/Proposed Services  
*(if applicable)***

# **MYRTLE CREEK IMPROVEMENT DISTRICT**

**District's Financial Position and  
Budget to Actual YTD**

# Myrtle Creek Improvement District

## Statement of Activities

As of 5/31/2019

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<b>Revenues</b>					
On-Roll Assessments	\$488,697.73				\$488,697.73
Developer Contributions	38,559.00				38,559.00
Other Income & Other Financing Sources	1.32				1.32
Inter-Fund Transfers In	31,850.71				31,850.71
On-Roll Assessments		\$1,324,490.39			1,324,490.39
Other Assessments		41,201.34			41,201.34
Developer Contributions			\$79,280.78		79,280.78
Inter-Fund Transfers In			(31,850.71)		(31,850.71)
Total Revenues	<u>\$559,108.76</u>	<u>\$1,365,691.73</u>	<u>\$47,430.07</u>	<u>\$0.00</u>	<u>\$1,972,230.56</u>
<b>Expenses</b>					
Supervisor Fees	\$7,000.00				\$7,000.00
Public Officials' Liability Insurance	3,250.00				3,250.00
Trustee Services	8,072.63				8,072.63
Management	26,666.64				26,666.64
Engineering	12,267.50				12,267.50
Dissemination Agent	250.00				250.00
Property Appraiser	1,432.00				1,432.00
District Counsel	16,481.99				16,481.99
Assessment Administration	7,500.00				7,500.00
Audit	3,923.00				3,923.00
Travel and Per Diem	79.70				79.70
Telephone	142.56				142.56
Postage & Shipping	90.24				90.24
Copies	391.50				391.50
Legal Advertising	3,090.20				3,090.20
Property Taxes	123.22				123.22
Web Site Maintenance	859.99				859.99
Holiday Decorations	1,246.00				1,246.00
Dues, Licenses, and Fees	175.00				175.00
Electric	554.52				554.52
Entry Lighting	118.95				118.95
Water Reclaimed	18,571.16				18,571.16
Aquatic Contract	1,850.00				1,850.00
General Liability Insurance	3,723.00				3,723.00
Irrigation	47,053.81				47,053.81
Landscaping Maintenance & Material	152,226.18				152,226.18
Flower & Plant Replacement	44,737.70				44,737.70
Contingency	4,355.00				4,355.00

# Myrtle Creek Improvement District

## Statement of Activities

As of 5/31/2019

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
IME - Aquatics Maintenance	2,104.23				2,104.23
IME - Irrigation	2,658.77				2,658.77
IME - Landscaping	46,339.37				46,339.37
IME - Lighting	1,734.20				1,734.20
IME - Miscellaneous	2,377.00				2,377.00
IME - Water Reclaimed	564.89				564.89
Entry and Wall Maintenance	5,000.00				5,000.00
Streetlights	7,878.62				7,878.62
Principal Payments		\$715,000.00			715,000.00
Interest Payments		635,600.00			635,600.00
Engineering			\$81,227.14		81,227.14
District Counsel			117.50		117.50
Legal Advertising			1,265.73		1,265.73
Contingency			65,302.97		65,302.97
Total Expenses	<u>\$434,889.57</u>	<u>\$1,350,600.00</u>	<u>\$147,913.34</u>	<u>\$0.00</u>	<u>\$1,933,402.91</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$4,049.61				\$4,049.61
Interest Income		\$17,757.25			17,757.25
Interest Income			\$3,842.65		3,842.65
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$4,049.61</u>	<u>\$17,757.25</u>	<u>\$3,842.65</u>	<u>\$0.00</u>	<u>\$25,649.51</u>
<b>Change In Net Assets</b>	<b>\$128,268.80</b>	<b>\$32,848.98</b>	<b>(\$96,640.62)</b>	<b>\$0.00</b>	<b>\$64,477.16</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$375,099.83</b></u>	<u><b>\$1,166,705.94</b></u>	<u><b>\$394,577.78</b></u>	<u><b>\$0.00</b></u>	<u><b>\$1,936,383.55</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$503,368.63</b></u></u>	<u><u><b>\$1,199,554.92</b></u></u>	<u><u><b>\$297,937.16</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$2,000,860.71</b></u></u>



**Myrtle Creek Improvement District**  
**Statement of Financial Position**  
**As of 5/31/2019**

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$186,113.23				\$186,113.23
Money Market Account	176,777.16				176,777.16
State Board of Administration	3,913.93				3,913.93
Accounts Receivable - Due from Developer	46,907.59				46,907.59
Deposits	4,300.00				4,300.00
General Reserve	133,454.86				133,454.86
Due From Other Funds		\$29,184.07			29,184.07
Debt Service Reserve		342,056.23			342,056.23
Revenue		807,640.94			807,640.94
Prepayment		20,673.68			20,673.68
Acquisition/Construction			\$396,425.82		396,425.82
<b>Total Current Assets</b>	<b>\$551,466.77</b>	<b>\$1,199,554.92</b>	<b>\$396,425.82</b>	<b>\$0.00</b>	<b>\$2,147,447.51</b>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,170,370.85	\$1,170,370.85
Amount To Be Provided				16,844,629.15	16,844,629.15
<b>Total Investments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$18,015,000.00</b>	<b>\$18,015,000.00</b>
<b>Total Assets</b>	<b>\$551,466.77</b>	<b>\$1,199,554.92</b>	<b>\$396,425.82</b>	<b>\$18,015,000.00</b>	<b>\$20,162,447.51</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$24,020.78				\$24,020.78
Due To Other Governmental Units	7,917.72				7,917.72
Deferred Revenue	16,159.64				16,159.64
Accounts Payable			\$31,200.71		31,200.71
Retainage Payable			36,540.00		36,540.00
Deferred Revenue			30,747.95		30,747.95
<b>Total Current Liabilities</b>	<b>\$48,098.14</b>	<b>\$0.00</b>	<b>\$98,488.66</b>	<b>\$0.00</b>	<b>\$146,586.80</b>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$18,015,000.00	\$18,015,000.00
<b>Total Long Term Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$18,015,000.00</b>	<b>\$18,015,000.00</b>
<b>Total Liabilities</b>	<b>\$48,098.14</b>	<b>\$0.00</b>	<b>\$98,488.66</b>	<b>\$18,015,000.00</b>	<b>\$18,161,586.80</b>

**Myrtle Creek Improvement District**  
**Statement of Financial Position**  
**As of 5/31/2019**

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$1,271,568.72				\$1,271,568.72
Current Year Net Assets, Unrestricted	31,850.71				31,850.71
Net Assets - General Government	(896,468.89)				(896,468.89)
Current Year Net Assets - General Government	96,418.09				96,418.09
Net Assets, Unrestricted		\$1,166,705.94			1,166,705.94
Current Year Net Assets, Unrestricted		32,848.98			32,848.98
Net Assets, Unrestricted			(\$417,951.06)		(417,951.06)
Net Assets, Unrestricted			812,528.84		812,528.84
Current Year Net Assets, Unrestricted			(96,640.62)		(96,640.62)
<b>Total Net Assets</b>	<u>\$503,368.63</u>	<u>\$1,199,554.92</u>	<u>\$297,937.16</u>	<u>\$0.00</u>	<u>\$2,000,860.71</u>
<b>Total Liabilities and Net Assets</b>	<u>\$551,466.77</u>	<u>\$1,199,554.92</u>	<u>\$396,425.82</u>	<u>\$18,015,000.00</u>	<u>\$20,162,447.51</u>

**Myrtle Creek Improvement District**  
**Budget to Actual**  
**For the Month Ending 05/31/2019**

	YTD Actual	YTD Budget	YTD Variance	FY 2019 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 488,697.73	\$ 328,477.44	\$ 160,220.29	\$ 492,716.16
Developer Contributions	38,559.00	-	38,559.00	-
Other Income & Other Financing Sources	1.32	-	1.32	-
Money Market Reserve	21,034.85	173,571.63	(152,536.78)	260,357.44
<b>Net Revenues</b>	<b>\$ 548,292.90</b>	<b>\$ 502,049.07</b>	<b>\$ 46,243.83</b>	<b>\$ 753,073.60</b>
<b><u>General &amp; Administrative Expenses</u></b>				
<b>Legislative</b>				
Supervisor Fees	\$ 7,000.00	\$ 8,000.00	\$ (1,000.00)	\$ 12,000.00
<b>Financial &amp; Administrative</b>				
Public Officials' Liability Insurance	3,250.00	2,383.33	866.67	3,575.00
Trustee Services	8,072.63	1,333.33	6,739.30	2,000.00
Management	26,666.64	26,666.67	(0.03)	40,000.00
<b>Engineering</b>				
District Engineering	6,385.00	3,333.33	3,051.67	5,000.00
Wellspring Engineering	5,882.50	-	5,882.50	-
Dissemination Agent	250.00	3,333.33	(3,083.33)	5,000.00
Property Appraiser	1,432.00	2,000.00	(568.00)	3,000.00
District Counsel	16,481.99	13,333.33	3,148.66	20,000.00
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00
Audit	3,923.00	2,650.00	1,273.00	3,975.00
Arbitrage Calculation	-	600.00	(600.00)	900.00
Travel and Per Diem	79.70	333.33	(253.63)	500.00
Telephone	142.56	333.33	(190.77)	500.00
Postage & Shipping	90.24	333.33	(243.09)	500.00
Copies	391.50	1,333.33	(941.83)	2,000.00
Legal Advertising	3,090.20	3,333.33	(243.13)	5,000.00
Bank Fees	-	33.33	(33.33)	50.00
Miscellaneous	-	3,333.38	(3,333.38)	5,000.00
Property Taxes	123.22	50.00	73.22	75.00
Web Site Maintenance	859.99	833.33	26.66	1,250.00
Holiday Decorations	1,246.00	-	1,246.00	-
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 93,042.17</b>	<b>\$ 78,666.68</b>	<b>\$ 14,375.49</b>	<b>\$ 118,000.00</b>

# Myrtle Creek Improvement District

Budget to Actual  
For the Month Ending 05/31/2019

	YTD Actual	YTD Budget	YTD Variance	FY 2019 Adopted Budget
<b><u>Field Operations</u></b>				
<b>Electric Utility Services</b>				
Electric	\$ 554.52	\$ 666.67	\$ (112.15)	\$ 1,000.00
Entry Lighting	118.95	333.33	(214.38)	500.00
<b>Water-Sewer Combination Services</b>				
Water Reclaimed	18,571.16	6,666.67	11,904.49	10,000.00
<b>Stormwater Control</b>				
Aquatic Contract	1,850.00	3,440.00	(1,590.00)	5,160.00
Lake/Pond Repair Reserve	-	3,333.33	(3,333.33)	5,000.00
<b>Other Physical Environment</b>				
General Liability Insurance	3,723.00	3,333.33	389.67	5,000.00
Property & Casualty Insurance	-	1,000.00	(1,000.00)	1,500.00
Auto Insurance	-	500.00	(500.00)	750.00
Irrigation				
District Irrigation	14,906.31	20,000.00	(5,093.69)	30,000.00
Reserve Irrigation (Controller Replacement)	27,743.00	-	27,743.00	-
Wellspring Irrigation	4,404.50	-	4,404.50	-
Landscaping Maintenance & Material				
District Landscaping	121,695.49	121,656.00	39.49	182,484.00
Gateway Road Landscaping	2,758.05	-	2,758.05	-
Wellspring Landscaping	27,772.64	-	27,772.64	-
Tree Trimming	-	26,666.67	(26,666.67)	40,000.00
Flower & Plant Replacement				
District Flower & Plant Replacement	28,078.70	73,333.33	(45,254.63)	110,000.00
Wellspring Flower & Plant Replacement	16,659.00	-	16,659.00	-
Contingency	4,355.00	15,617.54	(11,262.54)	23,426.31
Hurricane Cleanup	-	10,000.00	(10,000.00)	15,000.00

**Myrtle Creek Improvement District**  
**Budget to Actual**  
**For the Month Ending 05/31/2019**

	YTD Actual	YTD Budget	YTD Variance	FY 2019 Adopted Budget
<b>Interchange Maintenance Expenses</b>				
IME - Aquatics Maintenance	2,104.23	2,226.00	(121.77)	3,339.00
IME - Irrigation	2,658.77	21,000.00	(18,341.23)	31,500.00
IME - Landscaping	46,339.37	51,481.08	(5,141.71)	77,221.62
IME - Lighting	1,734.20	13,333.33	(11,599.13)	20,000.00
IME - Miscellaneous	2,377.00	-	2,377.00	-
IME - Water Reclaimed	564.89	2,100.00	(1,535.11)	3,150.00
<b>New Operational Field Expenses</b>				
Trail Benches	-	-	-	-
Crosswalk Improvements	-	11,010.67	(11,010.67)	16,516.00
<b>Road &amp; Street Facilities</b>				
Entry and Wall Maintenance	5,000.00	6,666.67	(1,666.67)	10,000.00
Streetlights	7,878.62	8,000.00	(121.38)	12,000.00
<b>Parks &amp; Recreation</b>				
Personnel Leasing Agreement	-	13,333.33	(13,333.33)	20,000.00
<b>Reserves</b>				
Infrastructure Capital Reserve	-	6,777.78	(6,777.78)	10,166.67
Interchange Maintenance Reserve	-	1,573.33	(1,573.33)	2,360.00
<b>Total Field Operations Expenses</b>	<u>\$ 341,847.40</u>	<u>\$ 424,049.06</u>	<u>\$ (82,201.66)</u>	<u>\$ 636,073.60</u>
<b>Total Expenses</b>	<u>\$ 434,889.57</u>	<u>\$ 502,715.74</u>	<u>\$ (67,826.17)</u>	<u>\$ 754,073.60</u>
<b>Income (Loss) from Operations</b>	<u>\$ 113,403.33</u>	<u>\$ (666.67)</u>	<u>\$ 114,070.00</u>	<u>\$ (1,000.00)</u>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 4,049.61	\$ 666.67	\$ 3,382.94	\$ 1,000.00
<b>Total Other Income (Expense)</b>	<u>\$ 4,049.61</u>	<u>\$ 666.67</u>	<u>\$ 3,382.94</u>	<u>\$ 1,000.00</u>
<b>Net Income (Loss)</b>	<u><u>\$ 117,452.94</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 117,452.94</u></u>	<u><u>\$ -</u></u>

**Myrtle Creek Improvement District**  
**Budget to Actual**  
**For the Month Ending 05/31/2019**

	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	VTD Actual
<b><u>Revenues</u></b>									
On-Roll Assessments	\$ -	\$ 8,022.68	\$ 288,399.36	\$ 75,733.53	\$ 85,542.34	\$ 17,236.55	\$ 5,891.25	\$ 7,872.02	\$ 488,697.73
Developer Contributions	3,163.00	-	16,636.00	-	3,163.00	3,689.50	8,168.00	3,739.50	38,559.00
Other Income & Other Financing Sources	-	-	1.32	-	-	-	-	-	1.32
Money Market Reserve	19,962.67	1,072.18	-	-	-	-	-	-	21,034.85
<b>Net Revenues</b>	<b>\$ 23,125.67</b>	<b>\$ 9,094.86</b>	<b>\$ 305,036.68</b>	<b>\$ 75,733.53</b>	<b>\$ 88,705.34</b>	<b>\$ 20,926.05</b>	<b>\$ 14,059.25</b>	<b>\$ 11,611.52</b>	<b>\$ 548,292.90</b>
<b><u>General &amp; Administrative Expenses</u></b>									
<b>Legislative</b>									
Supervisor Fees	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 800.00	\$ 7,000.00
<b>Financial &amp; Administrative</b>									
Public Officials' Liability Insurance	3,250.00	-	-	-	-	-	-	-	3,250.00
Trustee Services	-	8,072.63	-	-	-	-	-	-	8,072.63
Management	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	26,666.64
Engineering	-	-	-	-	-	-	-	-	-
District Engineering	-	458.50	971.50	593.50	706.00	-	595.50	3,060.00	6,385.00
Wellspring Engineering	-	-	-	-	-	-	3,122.50	2,760.00	5,882.50
Dissemination Agent	-	-	-	250.00	1,250.00	-	(1,250.00)	-	250.00
Property Appraiser	-	1,432.00	-	-	-	-	-	-	1,432.00
District Counsel	-	-	2,565.10	2,376.50	2,514.89	2,289.13	1,631.49	5,104.88	16,481.99
Assessment Administration	7,500.00	-	-	-	-	-	-	-	7,500.00
Audit	-	-	-	-	2,023.00	1,900.00	-	-	3,923.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	9.31	32.29	9.22	14.44	4.64	-	9.80	79.70
Telephone	-	11.88	28.05	22.11	23.98	-	24.75	31.79	142.56
Postage & Shipping	-	31.37	13.17	12.59	4.93	28.18	-	-	90.24
Copies	-	54.00	142.50	58.50	136.50	-	-	-	391.50
Legal Advertising	256.92	-	-	196.25	196.25	781.92	1,462.61	196.25	3,090.20
Bank Fees	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-
Property Taxes	-	123.22	-	-	-	-	-	-	123.22
Web Site Maintenance	105.00	105.00	105.00	124.99	105.00	105.00	105.00	105.00	859.99
Holiday Decorations	-	-	1,246.00	-	-	-	-	-	1,246.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 15,420.25</b>	<b>\$ 14,431.24</b>	<b>\$ 9,236.94</b>	<b>\$ 7,776.99</b>	<b>\$ 11,308.32</b>	<b>\$ 9,442.20</b>	<b>\$ 10,025.18</b>	<b>\$ 15,401.05</b>	<b>\$ 93,042.17</b>

**Myrtle Creek Improvement District**  
 Budget to Actual  
 For the Month Ending 05/31/2019

	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	VTD Actual
<b>Field Operations</b>									
<b>Electric Utility Services</b>									
Electric	\$ -	\$ 78.69	\$ 79.60	\$ 79.93	\$ 79.41	\$ 78.37	\$ 79.83	\$ 78.69	\$ 554.52
Entry Lighting	-	15.67	16.09	17.44	17.55	17.13	17.74	17.33	118.95
<b>Water-Sewer Combination Services</b>									
Water Reclaimed	-	4,158.99	3,063.44	3,021.66	2,851.94	1,499.46	1,240.33	2,735.34	18,571.16
<b>Stormwater Control</b>									
Aquatic Contract	-	650.00	-	-	225.00	325.00	325.00	325.00	1,850.00
Lake/Pond Repair Reserve	-	-	-	-	-	-	-	-	-
<b>Other Physical Environment</b>									
General Liability Insurance	3,723.00	-	-	-	-	-	-	-	3,723.00
Property & Casualty Insurance	-	-	-	-	-	-	-	-	-
Auto Insurance	-	-	-	-	-	-	-	-	-
<b>Irrigation</b>									
District Irrigation	329.25	1,287.27	-	4,498.16	77.50	764.00	3,124.50	4,825.63	14,906.31
Reserve Irrigation (Controller Replacement)	-	-	-	-	-	16,645.80	11,097.20	-	27,743.00
Wellspring Irrigation	-	-	-	-	526.50	-	2,459.00	1,419.00	4,404.50
<b>Landscaping Maintenance &amp; Material</b>									
District Landscaping	15,207.00	15,207.00	15,207.00	15,207.00	15,207.00	15,207.00	15,246.49	15,207.00	121,695.49
Gateway Road Landscaping	-	-	-	-	-	-	-	2,758.05	2,758.05
Wellspring Landscaping	3,163.00	3,163.00	3,163.00	3,163.00	3,163.00	3,163.00	3,163.00	5,631.64	27,772.64
<b>Tree Trimming</b>									
-	-	-	-	-	-	-	-	-	-
<b>Flower &amp; Plant Replacement</b>									
District Flower & Plant Replacement	-	7,639.10	4,310.00	-	6,465.90	-	-	9,662.70	28,078.70
Wellspring Flower & Plant Replacement	-	10,310.00	-	-	-	-	-	6,349.00	16,659.00
<b>Contingency</b>									
-	-	-	-	-	2,950.00	-	-	1,405.00	4,355.00
<b>Hurricane Cleanup</b>									
-	-	-	-	-	-	-	-	-	-

**Myrtle Creek Improvement District**  
**Budget to Actual**  
**For the Month Ending 05/31/2019**

	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	YTD0Actual
<b>Interchange Maintenance Expenses</b>									
IME - Aquatics Maintenance	-	526.05	263.03	263.03	263.03	263.03	263.03	263.03	2,104.23
IME - Irrigation	-	-	9.45	517.61	294.13	-	1,837.58	-	2,658.77
IME - Landscaping	6,435.14	6,435.14	6,435.14	6,435.14	6,435.14	7,728.53	-	6,435.14	46,339.37
IME - Lighting	86.00	229.66	175.63	92.45	661.73	358.23	69.55	60.95	1,734.20
IME - Miscellaneous	-	-	1,107.54	228.38	-	-	-	1,041.08	2,377.00
IME - Water Reclaimed	-	83.46	124.32	81.29	96.94	27.39	73.46	78.03	564.89
<b>New Operational Field Expenses</b>									
Trail Benches	-	-	-	-	-	-	-	-	-
Crosswalk Improvements	-	-	-	-	-	-	-	-	-
<b>Road &amp; Street Facilities</b>									
Entry and Wall Maintenance	-	-	-	-	-	-	-	5,000.00	5,000.00
Streetlights	-	1,114.76	1,114.76	1,048.57	1,129.82	1,211.07	1,129.82	1,129.82	7,878.62
<b>Parks &amp; Recreation</b>									
Personnel Leasing Agreement	-	-	-	-	-	-	-	-	-
<b>Contingency</b>									
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 28,943.39</b>	<b>\$ 50,898.79</b>	<b>\$ 35,070.00</b>	<b>\$ 34,653.66</b>	<b>\$ 40,444.59</b>	<b>\$ 47,288.01</b>	<b>\$ 40,126.53</b>	<b>\$ 64,422.43</b>	<b>\$ 341,847.40</b>
<b>Total Expenses</b>	<b>\$ 44,363.64</b>	<b>\$ 65,330.03</b>	<b>\$ 44,306.94</b>	<b>\$ 42,430.65</b>	<b>\$ 51,752.91</b>	<b>\$ 56,730.21</b>	<b>\$ 50,151.71</b>	<b>\$ 79,823.48</b>	<b>\$ 434,889.57</b>
<b>Income (Loss) from Operations</b>	<b>\$ (21,237.97)</b>	<b>\$ (56,235.17)</b>	<b>\$ 260,729.74</b>	<b>\$ 33,302.88</b>	<b>\$ 36,952.43</b>	<b>\$ (35,804.16)</b>	<b>\$ (36,092.46)</b>	<b>\$ (68,211.96)</b>	<b>\$ 113,403.33</b>
<b>Other Income (Expense)</b>									
Interest Income	\$ 16.45	\$ 16.58	\$ 564.14	\$ 19.62	\$ 27.16	\$ 3,328.44	\$ 40.01	\$ 37.21	\$ 4,049.61
<b>Total Other Income (Expense)</b>	<b>\$ 16.45</b>	<b>\$ 16.58</b>	<b>\$ 564.14</b>	<b>\$ 19.62</b>	<b>\$ 27.16</b>	<b>\$ 3,328.44</b>	<b>\$ 40.01</b>	<b>\$ 37.21</b>	<b>\$ 4,049.61</b>
<b>Net Income (Loss)</b>	<b>\$ (21,221.52)</b>	<b>\$ (56,218.59)</b>	<b>\$ 261,293.88</b>	<b>\$ 33,322.50</b>	<b>\$ 36,979.59</b>	<b>\$ (32,475.72)</b>	<b>\$ (36,052.45)</b>	<b>\$ (68,174.75)</b>	<b>\$ 117,452.94</b>



**Myrtle Creek Improvement District  
Construction Tracking - early June**

	Amount
<b>Series 2016 Bond Issue</b>	
Original Construction Fund	\$ 513,425.32
Additions (Interest, Transfers from DSR, etc.)	214,389.93
Cumulative Draws Through Prior Month	(331,389.43)
	=====
<b>Construction Funds Available</b>	<b>\$ 396,425.82</b>
<b>Requisitions This Month</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
	=====
Funds Remaining	\$ 396,425.82
Committed Funding	
Performance Drive Phase 3 - August bid and October NTP	\$ -
	=====
Total Committed	\$ -
	=====
<b>Net Uncommitted</b>	<b>396,425.82</b>

**Myrtle Creek Improvement District**  
**FY 2019**  
**Cash Flow Analysis**

	Beg. Cash	FY18 Inflows	FY18 Outflows	FY19 Inflows	FY19 Outflows	End. Cash
10/1/2018	3,335.47	245,865.06	(240,227.53)	23,126.74	(30,098.67)	2,001.07
11/1/2018	2,001.07	27,308.95	(28,608.95)	39,860.94	(38,823.21)	1,738.80
12/1/2018	1,738.80	-	(8,159.89)	1,259,899.65	(1,044,986.20)	208,492.36
1/1/2019	208,492.36	-	-	137,622.72	(99,820.09)	246,294.99
2/1/2019	246,294.99	-	-	287,376.97	(259,436.78)	274,235.18
3/1/2019	274,235.18	-	-	91,694.64	(133,530.93)	232,398.89
4/1/2019	232,398.89	-	-	65,297.59	(93,956.46)	203,740.02
5/1/2019	203,740.02	-	-	97,936.58	(115,563.37)	186,113.23
6/1/2019	186,113.23	-	-	-	(8,313.90)	177,799.33 as of 06/07/2019
FY 19 Totals		273,174.01	(276,996.37)	2,002,815.83	(1,824,529.61)	

As of 06/07/2019